

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-32482 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HARMONY HOMES - OWNER: HAYDEN SPRINGS, LLC AND CENTENNIAL MEADOWS, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-4290) FOR REVISED SINGLE-FAMILY RESIDENTIAL FLOOR PLANS AND BUILDING ELEVATIONS ON 193 LOTS on 12.51 acres at the southwest corner of Farm Road and Tule Springs Road (APNs 125-17-710-001 through 003, 013 through 018, 031, 125-17-711-001 through 023, 025 through 051, 059 through 065, 125-17-714-001 through 043, 125-17-715-001 through 044, 125-17-716-001 through 053, 125-17-717-001 through 006 and 008 through 013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 02/18/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Submitted after Final Agenda – Protest/Support Postcards

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL;
(Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS, KEEN
ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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PETER LOWENSTEIN, Planning and Development, indicated that the proposed revisions of the building elevations would create a significant loss in articulation and architectural details, and in turn will create a disharmonious and aesthetically unpleasing environment when put in contrast with existing homes in the development. Therefore, staff recommended denial.

LORA DREJA, Law Offices of Jay Brown, 520 South Fourth Street, appeared together with JOHN RHODES, Harmony Homes, 4730 Ft. Apache Road, and CRAIG SMITH, RNM Design. MS. DREJA stated that the site is fully developed with off-site improvements, roadways, sidewalks and utilities. This is an architectural review.

MR. RHODES explained that the project was approved in 2004 and since that time, it has been in the hands of three builders who have not been able to bring this project forward. It has left many unfinished homes that have been vandalized and graffiti. Spanish Colonial and Craftsman designs will remain, which are two of the four different elevations that were proposed in the original plans by the original developer. There are four different floor sizes ranging from 1,807 to 2,708 square feet, three and four bedrooms with two-and-a-half baths. There are a total of eight different elevations available. They have used cantilever and overhangs to add articulation and porch requirements. MR. RHODES asked for approval.

CHAIR TROWBRIDGE disclosed he received a letter prior to meeting that brings up an issue he believes is not appropriate for the City to be involved in but felt the applicant needed to be aware of. The letter indicates that the homebuilder is contractually obligated to submit all plan changes for review by the master planners to ensure consistency of original concept for the community, and no information was received regarding the proposed changes. MR. RHODES replied that he checked with others sites and that may not be true, but he has sent copies of plans to original owners in Washington, D.C. who sold all the lots. In a phone conversation, they did not object to current plans and permitted him to relay this information.

COMMISSIONER TRUESDELL pointed out that the applicant has brought forth issues and this development is well planned, but the existing homes have not been sold. MR. RHODES added that they have repaired many of the broken windows and removed graffiti. The Commissioner remarked that the current plan is minimalistic as opposed to the original plan so the completion of this project creates greater value for the area, and there are no waivers.

CHAIR TROWBRIDGE commented on the plan and the history of the site and how no development has come to fruition. MARGO WHEELER, Director of Planning Development, stated that there was a mixed-use Text Amendment two years ago which dissolved at the Council level, but it will be brought back, as there are flaws relative to the current Code.

MR. RHODES requested a copy of the letter referred to by CHAIR TROWBRIDGE but not submitted.

CHAIR TROWBRIDGE declared the Public Hearing closed.